



Ionian Drive, City Point, Derby

£240,000



## Key Features

- Three Bedroom Home
- Beautifully Presented Throughout
- Private Rear Garden
- Ensuite to Master Bedroom
- Modern Kitchen
- Parking for 3 Cars & Garage
- EPC rating C
- Freehold





Located on the ever-popular City Point development, this well-presented three bedroom semi-detached home offers spacious and versatile living accommodation, ideal for first time buyers, families or investors alike.

The property is set back with off-road parking to the front, alongside additional parking via a single garage.

Upon entering, you are welcomed into a bright entrance hallway, which also benefits from a useful storage cupboard. To the left-hand side is the main lounge, a great-sized room featuring patio doors leading out to the rear garden, allowing plenty of natural light and creating a lovely connection to the outdoor space.

To the rear of the property is a modern fitted kitchen, recently updated in 2024, providing a stylish and practical space with a range of units and ample worktop space.

Also off the hallway is a separate dining room, offering a fantastic additional reception space, ideal for family meals, entertaining or even a home office if required. A downstairs WC completes the ground floor.

Upstairs, the property offers three bedrooms, including a generous main bedroom with en-suite shower room, a second double bedroom with built-in storage and a third bedroom ideal as a nursery, guest room or home office. A modern family bathroom completes the first floor.

Externally, the property enjoys a well-maintained, enclosed rear garden, mainly laid to lawn with a patio seating area and a useful gate providing access to the pavement.

Further benefits include a recently replaced boiler (2023) with a 10-year warranty, loft access with ladder, boarding and lighting for additional storage, a single garage with parking in front, along with two additional parking spaces to the front of the property.

An early viewing is highly recommended to fully appreciate the space, layout and upgrades on offer.

#### Entrance Hall

A welcoming entrance hallway providing access to the lounge, kitchen and dining room, with stairs rising to the first floor. Also benefits from a useful storage cupboard and access to the downstairs WC.







### **Lounge 4.82m x 3.01m (15'10" x 9'11")**

A bright and spacious reception room positioned to the front/side of the property, featuring patio doors opening out to the rear garden, allowing plenty of natural light and creating an ideal space for relaxing or entertaining.

### **Kitchen 4.93m x 2.12m (16'2" x 7'0")**

Located to the rear of the property, this modern fitted kitchen (installed 2024) offers a range of wall and base units with work surfaces over, incorporating space for appliances and providing a practical and stylish cooking space. There is also a useful understairs storage cupboard and a door leading out to the rear garden.

### **Dining Room 2.85m x 2.51m (9'5" x 8'2")**

A separate dining room positioned off the hallway, offering a versatile additional reception space ideal for family dining, entertaining or use as a home office.

### **WC 1.5m x 0.9m (4'11" x 3'0")**

Fitted with a low level WC and wash hand basin, conveniently located off the hallway.

### **Landing**

Providing access to all first floor rooms, with a window allowing for natural light. There is also a loft hatch giving access to a boarded loft space complete with ladder and lighting.

### **Bedroom One 3.97m x 2.66m (13'0" x 8'8")**

A generous double bedroom benefiting from built-in storage and access to a private en-suite shower room.

### **Ensuite 1.3m x 2.04m (4'4" x 6'8")**

Fitted with a shower enclosure, low level WC and wash hand basin.



## Bedroom Two 2.75m x 3.02m (9'0" x 9'11")

A well-proportioned double bedroom offering plenty of natural light and benefiting from two built-in storage cupboards.

## Bedroom Three 1.96m x 2.15m (6'5" x 7'1")

A good-sized single bedroom, ideal as a nursery, guest room or home office.

## Bathroom 2.04m x 1.3m (6'8" x 4'4")

Fitted with a three-piece suite comprising a panelled bath with shower over, low level WC and wash hand basin.

## Rear Garden

To the rear, the property enjoys an enclosed garden mainly laid to lawn with a patio seating area and a gate providing access to the pavement.

## Parking

To the front, there are two parking spaces. In addition, there is a separate run of garages, with one single garage belonging to the property, which also benefits from a parking space in front.

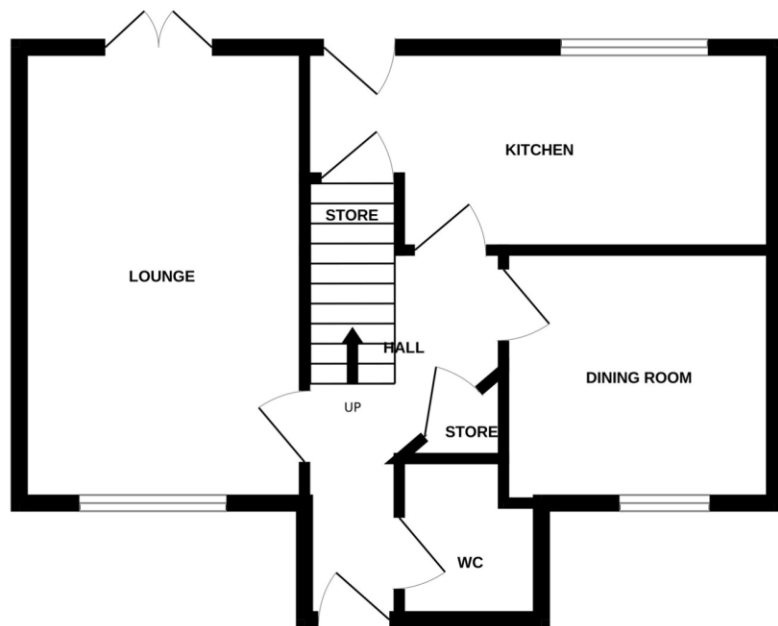
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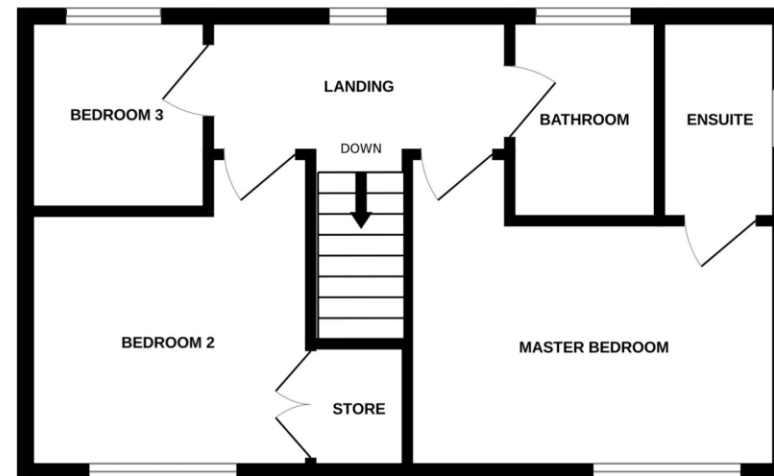




GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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